

IN RE: PETITIONS FOR SPECIAL EXCEPTION \* BEFORE THE  
AND VARIANCE – SW/S Cowenton Ave., \* ZONING COMMISSIONER  
200' N of I-95 \*  
(8904 and 8828 Cowenton Avenue)  
11<sup>th</sup> Election District \* OF BALTIMORE COUNTY  
5<sup>th</sup> Council District \*  
\* Case No. 02-194-XA  
Gladys M. Cook & Dewey O. Davis, Owners;  
Hellenic Senior Housing Corp., Contract Purchasers

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by the owners of the subject property, Gladys M. Cook and Dewey O. Davis, and the Contract Purchasers, Hellenic Senior Housing Corporation of Baltimore, through their attorney, Thomas P. Dore, Esquire. The Petitioners request a special exception to permit an assisted living facility on the subject property, zoned D.R.3.5, pursuant to Section 432.1.D.4 of the Baltimore County Zoning Regulations (B.C.Z.R.). In addition, the Petitioners request variance relief from Section 1B01.1.B.1.e(5) of the B.C.Z.R. to permit a parking area within a residential transition area (RTA). The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were George Pozoulakis, President, Hellenic Senior Housing Corporation of Baltimore, the Contract Purchasers/Proprietors of the proposed assisted housing facility, and, Thomas P. Dore, Esquire, attorney for the Petitioners. Also appearing in support of the request were Kevin Small, the Landscape Architect who prepared the site plan for this property, F. William Morris and Manuel Soulakis. Numerous residents from the surrounding area appeared in opposition to the request, including some members of the owners' family, all of whom signed the Citizens Sign In Sheet

ORDER RECEIVED FOR FILING

Date 8/14/02

By [Signature]

circulated at the hearing. Serving as spokesmen for those individuals were Dennis Eckard and William Libereci, representatives of the Perry Hall Improvement Association.

Testimony and evidence offered at the hearing revealed that the subject property is an irregularly shaped parcel located on the west side of Cowenton Avenue, northwest of that road's interchange with I-95 in White Marsh. The property contains a gross area of 12.90 acres, more or less, split zoned D.R.3.5H (6.87 acres) and D.R.2H (6.03 acres), and is presently improved with a single family dwelling which is to be razed. The Owners of the property have contracted to sell the parcel to Hellenic Senior housing Corporation of Baltimore, which proposes to develop the site with an assisted living facility. Testimony in support of the request was received from Mr. Pozoulakis, President of Hellenic Senior Housing. He indicated that his organization is affiliated with the Greek Orthodox Christian Church of Baltimore. As noted above, the Petitioners propose to develop the subject site with an assisted living facility. Although only 96 units are proposed, the facility will accommodate up to 106 residents, assuming double occupancy of single units by some married couples. Of the units proposed, 80% will be one-bedroom units, 10% will be efficiency apartments with their own kitchens, and 10% will be a one-bedroom with den. The facility will be staffed with 12 care-givers, including a Registered Nurse. In addition, the facility will serve meals and provide communal dining. Mr. Pozoulakis indicated that there would be three levels of care for potential residents, ranging from minimal care to more intensive services. A color-coded schematic drawing of the facility was submitted into evidence as Petitioner's Exhibit 2.

Also appearing and testifying in support of the request was Mr. Small, a Landscape Architect (registered in Maryland, Virginia and Delaware) and Land Planner. He described the subject property and surrounding area. Immediately adjacent and north of the subject site is a Christmas tree farm, and across from the property to the east is a large, undeveloped parcel, which is owned by the Perkins family. The property is located within the Honeygo District as evidenced by the H-overlay zoning. Mr. Small also testified that there would be 96 parking spaces provided on site. The alignment and location of the driveway into the property and parking spaces are more particularly shown on the plan. He indicated that the subject property has limited development

potential because of environmental considerations to the rear of the site. Specifically, the rear of the property contains a floodplain as well as forest buffer easements. Because of these environmental considerations and the location of I-95, the proposed development is clustered towards the front portion of the site. Mr. Small described in detail the building and parking layout. Specifically, due to the grade of the property, the building will appear to be three stories in height from the front and four stories in the rear. Other testimony was received from Mr. Morris, an architect. He also discussed the layout and design of the building, which was dictated by the environmental constraints and limited development area.

Mr. Libereci appeared and testified in opposition to the request. He expressed a number of concerns, the primary one being the impact of the use upon traffic on Cowenton Avenue. Cowenton Avenue is presently a two-lane road, one road in each direction, at this location. Indeed, the frontage of the subject property is located along a curve on Cowenton Avenue, which makes access more difficult. Although the Petitioners' witnesses indicated that adequate sight distance exists, Mr. Libereci questioned that testimony and fears potential traffic congestion due to the narrowness and curvature of the road. He is concerned that employee and resident traffic as well as deliveries, emergency vehicles, etc. will overwhelm the road network in this area.

Mr. Libereci also objected to what he described as being a commercial use of the property. Although the proposal is for an assisted living facility, which provides a home for elderly residents, it is indeed a for-profit operation. Mr. Libereci believes that such use is out of character with the predominant residential uses in the vicinity. Testimony was also received from Gail Evans, a relative of the owners of the property. Also appearing in opposition was Donald Davis, the Petitioner's brother. These relatives own and reside on the immediately adjacent property, known as 8900 Cowenton Avenue, and are opposed to the subject request. Ms. Evans expressed concern about the potential increase of litter in the area from development of the site, as well as traffic congestion. She also believes that the use is incompatible with the area. Other Protestants expressed similar concerns regarding the proposed use.

Obviously, as the Petitioners acknowledged, if the special exception is granted, the proposal would be subject to the development review process codified in Title 26 of the Baltimore County Code. Although that process allows an applicant to seek zoning relief and development plan approval at a combined single public hearing, the process can be bifurcated. Counsel for the Petitioners indicated that if special exception and variance relief were obtained, the Owners/Developers would seek development plan approval as set forth above. In this instance, the Petitioners apparently deemed it appropriate to seek zoning approval before committing resources towards obtaining development plan approval.

Turning first to the Petition for Special Exception, same must be adjudged in accordance with the standards set out in Section 502.1 of the B.C.Z.R. Essentially, that Section requires the Zoning Commissioner to determine whether the proposal will be detrimental to the health, safety and general welfare of the locale. Specific criteria such as impacts on traffic, public utilities, environmental factors, etc. are considered. If the Petitioners satisfy the requirements set out in that Section, then special exception relief should be granted.

It has often been stated that the B.C.Z.R. categorize land uses in three classifications. First are those uses permitted as of right (i.e., dwellings in the D.R. zone). That is, a dwelling would be permitted on the subject property without the necessity of obtaining zoning approval through a public hearing. Second, on the other end of the spectrum are those activities that are prohibited. For example, a factory would not be allowed on the subject D.R. zoned property, no matter what the circumstances. The third category are those uses that fall in the middle ground, identified in Baltimore County as special exceptions, and in other jurisdictions, as conditional uses. In essence, the Petitioner must demonstrate that a special exception use would not be detrimental to the surrounding locale in order for same to be approved.

The seminal case in interpreting special exceptions is Schultz v. Pritts, 291 Md. 1 (1981). That case provides the standard by which special exceptions are adjudged. In that case, the Court noted it is not whether the special exception/conditional use proposed is compatible with permitted uses that is relevant in considering whether a special exception should be granted. The

legislative body (Baltimore County Council) by designating such use as a special exception, has deemed it to be generally compatible with other uses. Moreover, it is not whether such use permitted by special exception will have adverse impacts. Indeed, adverse impacts are implied in the first instance by virtue of the use being a special exception use rather than a permitted use. The question presented is whether the adverse impacts of a special exception at the particular location proposed will be greater than the adverse impacts ordinarily associated with that particular use. Thus, in the instant case, the question is whether the impacts associated with the assisted living facility proposed are greater or more egregious here than would be elsewhere in the D.R. zone.

Based upon the testimony and evidence presented, I am persuaded that those impacts are more egregious here and that the Petition must therefore be denied. There are three factors that lead to this conclusion. First, I agree with the Protestants that the traffic generated by the use may be particularly difficult at this location, given the nature of Cowenton Avenue and the surrounding road system. This section of Cowenton Avenue is curved and but two lanes wide. In my judgment, the potential for an adverse traffic impact is greater here than elsewhere in the zone.

Secondly, the limited development potential of the site requires the Developer to cluster the project on a small portion of the property. As noted above, a large floodplain and forest buffers exist to the rear of the property. The building, by necessity, must be located on the front of the property. This results in a larger and taller structure than might normally be anticipated. Also, if the environmental impacts did not exist, it would be possible for the Developer to locate the building further into the interior of the site, thus, buffering and screening the use from adjacent properties. That is simply not possible here, given the environmental constraints. Thus, the use here will cause greater adverse impact in terms of visibility and compatibility with surrounding properties.

Third, I concur that the project is inconsistent with the predominant uses in the immediate vicinity. Most of the neighboring properties contain single family dwellings, and the parcel next door is a low-key commercial activity (Christmas tree farm). The proposed use with its attendant activity is simply incompatible with the locale. For these reasons, I will deny the

Petition for Special Exception. Having determined that the use cannot be approved, a decision on the Petition for Variance is moot.


Pursuant to the advertisement, posting of the property and public hearing on these Petitions held and for the reasons set forth herein, the relief requested shall be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14<sup>th</sup> day of February, 2002 that the Petition for Special Exception to permit an assisted living facility on the subject property, zoned D.R.3.5, pursuant to Section 432.1.D.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B01.1.B.1.e(5) of the B.C.Z.R. to permit a parking area within a residential transition area (RTA), in accordance with Petitioner's Exhibit 1, be and is hereby DISMISSED AS MOOT.

Any appeal of this decision shall be filed within thirty (30) days of the date of this Order.

LES:bjs

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

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2/14/02  
[Signature]



Baltimore County  
Zoning Commissioner

February 15, 2002

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

Thomas P. Dore, Esquire  
Covahey, Boozer, Devan & Dore, P.A.  
606 Baltimore Avenue, Suite 302  
Towson, Maryland 21204


RE: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE  
SW/S Cowenton Avenue, 200' N of I-95  
(8904 & 8828 Cowenton Avenue)  
11<sup>th</sup> Election District – 5<sup>th</sup> Council District  
Gladys M. Cook & Dewey O. Davis, Owners;  
Hellenic Senior Housing Corp., Contract Purchasers - Petitioners  
Case No. 02-194-XA

Dear Mr. Dore:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been denied and the Petition for Variance dismissed as moot, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. George Pozoulakis, Hellenic Senior Housing Corp.  
4100 N. Charles Street, #915, Baltimore, Md. 21218  
Kevin L. Small, Frederick Ward & Assoc., P.O. Box 727, Bel Air, Md. 21014  
Ms. Gail Evans, & Messrs. Dewey Davis & Donald Davis  
8900 Cowenton Avenue, Perry Hall, Md. 21128  
Ms. Kathy Keeney (Davis), 6609 Blackhead Road, Baltimore, Md. 21220  
Mr. William Libereci, 19 Shawn Court, Baltimore, Md. 21236  
Mr. Dennis Eckard, 39 Bangert Avenue, Perry Hall, Md. 21128  
Mr. Bruce Coupland, 8832 Cowenton Avenue, Perry Hall, Md. 21128  
Ms. Helen A. Biscoe, 9024 Cowenton Avenue, Perry Hall, Md. 21128  
Ms. Janet Poletynski, 5024 Hornago Avenue, Perry Hall, Md. 21128  
People's Counsel; Case File



# Petition for Special Exception

## to the Zoning Commissioner of Baltimore County

for the property located at 8904 and 8828 Cowenton Ave.,

Perry Hall, Md. 21128-9618 which is presently zoned DR 3.5 and DR 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

to permit an assisted living facility to be constructed in a DR 3.5 zone (432.1 B4.)

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Hellenic SENior Housing Corportion of Baltimore

Name - Type or Print  
Signature *George Pozzaniakis*  
George Pozzaniakis, President  
4100 N. Charles St., #915 (410) 889-6948  
Address Telephone No  
Baltimore, Md. 21218  
City State Zip Code

### Attorney For Petitioner:

Thomas P. Dore  
Name - Type or Print  
Signature  
Covahey, Boozer, Devan & Dore, P.A.

Company (410) 828-5525  
606 Baltimore Ave., #302, Ext. 834  
Address Telephone No  
Towson, Md. 21204  
State Zip Code

### Legal Owner(s):

Dewey O. Davis, Jr.  
Name - Type or Print  
Signature *Dewey O. Davis, Jr.*  
Irene Alban  
Name - Type or Print  
Signature *Irene Alban*  
c/o Hellenic Senior Housing Corp.  
4100 N. Charles St., #915 (410) 888-6948  
Address Telephone No  
Baltimore, Md. 21218  
City State Zip Code

### Representative to be Contacted:

Thomas P. Dore, Esquire  
Name (410) 828-  
606 Baltimore Ave., Suite #302 5525 Ext. 834  
Address Telephone No  
Towson, Md. 21204  
City State Zip Code

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 HRS.  
UNAVAILABLE FOR HEARING NO WEDNESDAYS  
Reviewed By *JD* Date 02-13-01

ORDER RECEIVED FOR FILING  
Date 2/14/02  
By *JD*  
2009/15/95

02-194-XA





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8904 and 8828 Cowenton Ave.,  
Perry Hall, Md. 21128-9618 which is presently zoned DR 3.5 and DR 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B01.B1.e(5) to permit a parking area within a residential transitional area

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The practical difficulty is the existence of the dwelling in relation to the location of the parking facility as well as the topography of the property.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Hellenic Senior Housing Corporation of Baltimore

Name - Type or Print

Signature George Pozoulakis (410)

4100 N. Charles Street, Suite 915 889-6948

Address Telephone No.

Baltimore, Md. 21218

City State Zip Code

## Attorney For Petitioner:

Thomas P. Dore

Name - Type or Print

Signature

Covahey, Boozer, Devan & Dore, P.A.

Company (410) 828-5525

606 Baltimore Ave., #302 Ext. 834

Address Telephone No.

Towson, Md. 21204

City State Zip Code

## Legal Owner(s):

Dewey O. Davis, Jr.

Name - Type or Print

Signature Irene Alban

Irene Alban

Name - Type or Print

Signature c/o Hellenic Senior Housing Corp.

4100 N. Charles St., #915, (410) 889-6948

Address Telephone No.

Baltimore, Md. 21218

City State Zip Code

## Representative to be Contacted:

Thomas P. Dore, Esquire

Name (410) 828-5525

606 Baltimore Ave., Suite #302 ext. 834

Address Telephone No.

Towson, Md. 21204

City State Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 hrs.

UNAVAILABLE FOR HEARING No Wednesdays

Reviewed By SDA Date 02-13-07

Case No. 02-194-XA

280 9/15/98

ORDER RECEIVED FOR FILING  
Date 2/14/07  
By [Signature]



# FREDERICK WARD ASSOCIATES, INC.

ENGINEERS

ARCHITECTS

SURVEYORS

## ZONING DESCRIPTION

12.9007 Acre Parcel of Land, Located at 8904 Cowenton Avenue, Eleventh Election District, Baltimore County, Maryland

BEGINNING for the same at a point on the southwesterly right of way line of Cowenton Avenue (80' wide right of way) the following three courses from the intersection of the baseline of Cowenton Avenue and the baseline of Interstate 95 as shown on State Roads Commission of Maryland Plats No. 14705 and 26180, North 48°00'30" West 120.00 feet, by a tangent curve to the right, in a northwesterly direction, of radius 572.96 feet, an arc distance of 214.41 feet, subtended by a chord; North 37°17'16" West 213.16 feet and South 63°25'58" West 40.00 feet. Thence, leaving Cowenton Avenue and binding on the outline of Tract A as shown on the plat recorded in Plat Book SM 73, folio 60,

1) South 60°25'35" West 154.02 feet,

2) South 24°23'55" East 276.46 feet to intersect the northwesterly right of way line of Interstate 95. Thence, binding thereon,

3) South 39°32'05" West 288.05 feet,

4) South 53°06'17" West 102.87 feet,

5) South 52°58'59" West 205.60 feet. Thence, leaving interstate 95,

6) North 50°27'58" West 103.12 feet,

7) South 69°38'50" West 289.01 feet,

8) South 39°32'02" West 76.18 feet to a point in Honeygo Run. Thence, with Honeygo Run,

9) North 65°25'52" West 28.97 feet,

10) North 74°37'25" West 70.45 feet. Thence, leaving Honeygo Run and binding on a stream branch,

11) North 24°18'44" East 56.56 feet,

12) North 10°46'15" West 41.50 feet,

13) North 41°44'06" East 23.10 feet,

MARYLAND

BEL AIR

COLUMBIA

VIRGINIA

WARRENTON

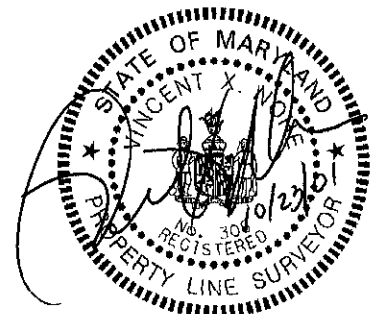
02-144-XA

- 14) North 19°35'38" East 28.74 feet,
- 15) North 38°58'15" East 10.46 feet,
- 16) North 00°56'41" East 31.65 feet,
- 17) North 04°55'17" East 43.47 feet,
- 18) North 40°01'46" East 11.16 feet,
- 19) North 06°30'08" West 6.72 feet. Thence, leaving the stream branch,
- 20) North 27°21'31" East 689.03 feet,
- 21) North 60°45'41" East 343.76 feet,
- 22) North 66°26'47" East 131.16 feet,
- 23) South 88°10'13" East 62.22 feet to intersect the southwesterly right of way line of Cowenton Avenue. Thence, binding thereon,
- 24) South 02°29'31" East 27.54 feet,
- 25) North 85°55'40" East 21.02 feet,
- 26) by a curve to the left, in a southeasterly direction, of radius 612.96 feet, an arc distance of 250.88 feet and subtended by a chord; South 14°50'31" East 249.13 feet to the point of beginning hereof.

CONTAINING 12.9007 acres (561954 square feet) of land, more or less.

BEING all of the following, combined

- 1) all of that tract or parcel of land conveyed by Dewey O. Davis and Linda M. Davis to Dewey O. Davis by a deed dated June 15, 1987 as recorded among the land records of Baltimore County in Liber SM 7594, folio 196.
- 2) all of those tracts or parcels of land conveyed by Gladys M. Cook to Irene Alban by a deed dated January 5, 2001 as recorded among the land records Of Baltimore County in Liber SM 15270, folio 585.



02-194-XA

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET & FINANCE**  
**MISCELLANEOUS RECEIPT**

02.194.X4

DATE 11-13-01

No. **07860**

ACCOUNT R. C. 11066610

AMOUNT \$ 550.00

RECEIVED FROM:

LETOMAS P. DELOE

FOR:

C. ST. JOHN'S ACCEPTANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

550.00

550.00

**PAID RECEIPT**

PAYMENT

DATE

TIME

11/14/2001 11:13/2001 10:29:59

RECEIVED CASHIER NAME AND NUMBER

DEPT 5 520 ZIMING VERIFICATION

OR NO. 007860

Report Tot

550.00 OK

Baltimore County, Maryland

550.00 OK

CASHIER'S VALIDATION

**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-194-XA  
8904 & 8928 Cowenton Ave.  
W/S of Cowentown Avenue,  
200' N of Interstate 95  
5th Election District  
11th Councilmanic District  
Legal Owner(s): Dewey O.  
Davis & Irene Alban  
Contract Purchaser: George  
Pozoulakis, President  
Special Exception: to per-  
mit an assisted living facility  
to be constructed in a  
D.R.3.5 zone. Variance: to  
permit a parking area within  
a residential transitional  
area.

Hearing: Monday, January  
14, 2002 at 2:00 p.m. in  
Room 407, County Courts  
Building, 401 Bosley Ave-  
nue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are  
Handicapped Accessible; for  
special accommodations  
Please Contact the Zoning  
Commissioner's Office at  
(410) 887-4386.

(2) For information con-  
cerning the file and/or  
hearing, Contact the Zoning  
Review Office at (410) 887-  
3391

12/24/01 Dec. 27 C512753

## CERTIFICATE OF PUBLICATION

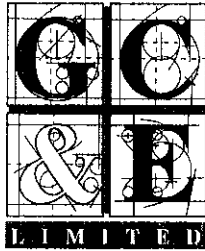
12/27/, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published  
in the following weekly newspaper published in Baltimore County, Md.,  
once in each of 1 successive weeks, the first publication appearing  
on 12/27/, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

*S. Wilkinson*

LEGAL ADVERTISING



# Gerhold, Cross & Etzel, Ltd.

*Registered Professional Land Surveyors • Established 1906*

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286  
Phone: (410) 823-4470 • Fax: (410) 823-4473 • [www.gcelimited.com](http://www.gcelimited.com)

## CERTIFICATE OF POSTING

RE: CASE # 02-194-XA  
PETITIONER/DEVELOPER:  
Owner: Dewey O. Davis & Irene Alban  
Contract Purchaser: George  
Pozoulakis, President  
DATE OF HEARING:  
January 14, 2002

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING, ROOM 111  
111 WEST CHESAPEAKE AVE.  
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY  
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

### LOCATION:

West side of Cowenton Avenue, 200' North of Interstate  
95

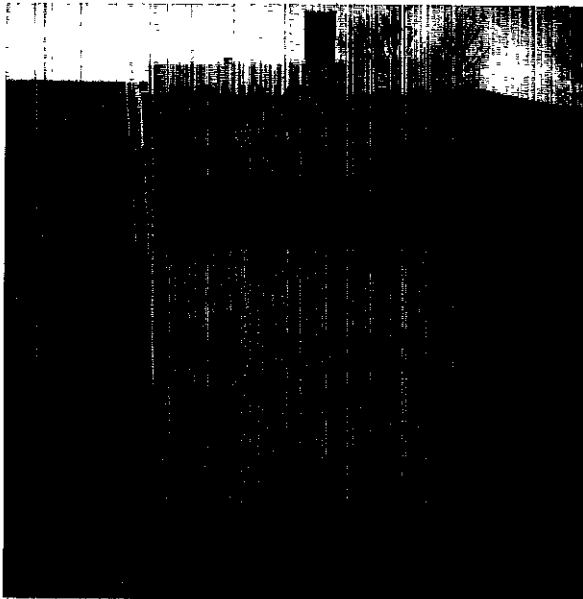
DATE: 12/27/01

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD  
SUITE 100

320 EAST TOWSONTOWN BLVD  
TOWSON, MARYLAND 21286  
410-823-4470 PHONE  
410-823-4473 FAX



STED ON: 12/26/01

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: 02-194-XA

Petitioner: Hellenic Senior Housing Corporation of Baltimore

Address or Location: 8904 and 88828 Cowenton Avenue

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Thomas P. Dore Esquire

Address: 606 Baltimore Avenue, Suite 302

Towson, Maryland 21204

Telephone Number: 410-828-5525 ext. 834

Revised 2/20/98 - SCJ

02-194-XA

TO: PATUXENT PUBLISHING COMPANY  
Thursday, December 27, 2001 Issue – Jeffersonian

Please forward billing to:

David Karceski  
Venable Baetjer & Howard  
210 Allegheny Avenue  
Towson MD 21204

410 494-6285

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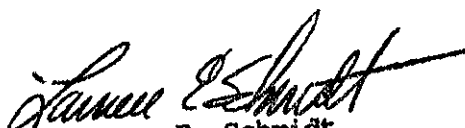
## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-193-SPH  
11000 Owings Mills Boulevard  
W/S of Owings Mills Road, 1500' N of Reisterstown Road  
4<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Peter Bosworth  
Contract Purchaser: Julie M Lee

Special Hearing to approve tanning beds as an accessory use to a beauty salon.

HEARING: Monday, January 14, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY  
Thursday, December 27, 2001 Issue – Jeffersonian

Please forward billing to:

Thomas P Dore Esquire  
606 Baltimore Avenue, Suite 302  
Towson MD 21204

410 828-5525 x 834

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-194-XA  
8904 & 8828 Cowenton Avenue  
W/S of Cowentown Avenue, 200' N of Interstate 95  
5<sup>th</sup> Election District – 11<sup>th</sup> Councilmanic District  
Legal Owner: Dewey O Davis & Irene Alban  
Contract Purchaser: George Pozoulakis, President

Special Exception to permit an assisted living facility to be constructed in a D.R.3.5 zone. Variance to permit a parking area within a residential transitional area.

HEARING: Monday, January 14, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDR  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

December 13, 2001

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-194-XA  
8904 & 8828 Cowenton Avenue  
W/S of Cowentown Avenue, 200' N of Interstate 95  
5<sup>th</sup> Election District – 11<sup>th</sup> Councilmanic District  
Legal Owner: Dewey O Davis & Irene Alban  
Contract Purchaser: George Pozoulakis, President

Special Exception to permit an assisted living facility to be constructed in a D.R.3.5 zone. Variance to permit a parking area within a residential transitional area.

HEARING: Monday, January 14, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon G.D.2  
Director

C: Thomas P Dore, Covahey Boozer Devan & Dore, 606 Baltimore Avenue, #302,  
Towson 21204  
Dewey O Davis Jr, and Irene Alban, Hellenic Senior Housing Corp, 4100 N.  
Charles Street, #915, Baltimore 21218  
George Pozoulakis, Hellenic Senior Housing Corp, 4100 N Charles Street, #915,  
Baltimore 21218

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, DECEMBER 29, 2001.**  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



**Arnold Jablon - Wrong District Location for Hearing**

1/2/02  
 B  
 please correct -  
 call ool to OIT  
 + get  
 corrected on  
 all pages

**From:** Perry Hall Improvement Association  
**To:** <ajablon@co.ba.md.us>  
**Date:** 1/2/02 2:24 PM  
**Subject:** Wrong District Location for Hearing

Mr Jablon,

This case, scheduled for review before the Zoning Commissioner, is listed in the wrong County Council district. It is NOT located in the Sixth District. This is clearly in the Fifth District.

PLEASE correct the Web site. Since your Department does not send out mailings about proposed developments, this is one of the only ways we can find out about projects, variances, and special exceptions

CASE NUMBER: 02-194-XA

8904 & 8828 Cowenton Ave.  
 Location: W/Side of Cowenton Ave. 200' n. of Interstate 95  
 11th Councilmanic District, 5th Election District  
 Legal Owner: Dewey O. Davis Jr. and Irene Alban  
 Contract Purchaser: George Pozoulakis, President

SPECIAL EXCEPTION to permit an assisted living facility to be constructed in a D R. 3.5 Zone.

VARIANCE to permit a parking area within a residential transitional area.

Hearing. Monday, 01/14/2002 at 2:00 p m , Rm 407, Co Cts Bldg, 401 Bosley Avenue

Perry Hall Improvement Association  
<http://www.bcpl.net/~phia>  
 P.O. Box 63  
 Perry Hall, MD 21128



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

January 11, 2002

Thomas P Dore  
Covahey Boozer Devan & Dore  
606 Baltimore Avenue  
Suite 302  
Towson MD 21204

Dear Mr. Dore:

RE: Case Number: 02-194-XA, 8904 & 8828 Cowenton Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 13, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

*W. Carl Richards, Jr.*

W. Carl Richards, Jr. G02  
Supervisor, Zoning Review

WCR: gdz

Enclosures


c: Dewey O Davis Jr & Irene Alban, c/o Hellenic Senior Housing Corp, 4100 N Charles Street, Baltimore 21218  
George Pozoulakis, Hellenic Senior Housing Corp, 4100 N Charles Street, Baltimore 21218  
People's Counsel

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits & Development Mgmt. **DATE:** December 26, 2001

**FROM:**  Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For December 10, 2001  
Item Nos. 176, 177, 178, 179, 181, 184,  
185, 186, 187, 188, 189, 193, 190, 191,  
193, ~~194~~, 195, 196, 197, 198, 199, and  
223

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500

December 12, 2001 410-887-4880

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: Gwen Stephens

Property Owner: Carol Gallagher - 196  
Dewey O. Davis, Jr. & Irene Alban - 194  
Walter F. Eaves Sr., Eaves Auto Parts - 189

Location: DISTRIBUTION MEETING OF December 03, 2001

Item No.: 196, [REDACTED] and 189

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

Ap.  
JMT  
1/14

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd G. Taylor *TGT*

DATE: 1/07/02

JAN 7 2002

SUBJECT: Zoning Item 194  
Address 8904 and 8828 Cowenton Avenue

Zoning Advisory Committee Meeting of 12/3/01

☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

☒ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

☒ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

☐ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

☒ Additional Comments:

Project must be redesigned to avoid impacting the Forest Buffer except for the sewer connection that cannot avoid the buffer.

Reviewer: Glen Shaffer

Date: 12/18/01

*Imb*  
*1/14*

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** December 18, 2001

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** 8828 & 8904 Cowenton Avenue

19

### INFORMATION:

**Item Number:** 02-194

**Petitioner:** Dewey O. Davis, Jr.

**Zoning:** DR 3.5 & DR 2

**Requested Action:** Special Exception/Variance

### SUMMARY OF RECOMMENDATIONS:

The Office of Planning has concerns regarding the potential environmental impact of the proposed structure as it pertains to its location in relationship to the steep slopes on the subject site. Additionally, the petitioner has not satisfied certain standards associated with a class B special exception assisted living facility. These standards are as follow:

1. The total building length or the fullest building width shall not exceed 200 feet. The proposed building is 270 feet.
2. Upon favorable recommendation by the Director of Planning to the Hearing Officer, the maximum length may be increased to 300 feet. As of yet, the proposed design does not warrant such favorable recommendation from the Director of Planning.
3. Specify building materials - The petitioner has not supplied information regarding the proposed building materials.
4. Buildings must be segmented and architecturally varied to break up their massing. The enclosed elevation drawings do not meet this standard adequately.
5. Landscaping must be used to visually break up the massing of the façade. No landscape plan has been submitted to the Office of Planning. It should be pointed out that in the case of elderly housing facilities, excellence in landscape design and provision of adequate open spaces and shaded seating areas are of particular importance, for they often provide the only means of outdoor activity.



6. Buildings shall comply with Sections 26-203.(d).(22), The Development Plan, Additional Items to be Provided," and 26-282, "Compatibility," of the Development Regulations.

In addition to the aforementioned, the petitioner must also meet the following standards in accordance with Section 26-282 (b) of the Baltimore County Code, regarding compatibility:

- 1 The arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood.
- 2 The building and parking lot layouts reinforce existing building and streetscape patterns and assure that the placement of buildings and parking lots have no adverse impact on the neighborhood.
- 3 The proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are located to support the functional patterns of the neighborhood.

The Office of Planning is of the opinion that sidewalks in an assisted living facility are of particular importance. Sidewalks allow elderly residents to walk, or be pushed in wheelchairs. Furthermore, employees of assisted living facilities tend to be minimum wage earners that depend on public transportation to get to their jobs – again sidewalks are helpful.

7. The exterior signs, site lighting and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood.

The petitioner has not provided any information regarding the proposed sign, or the proposed lighting of the site to this office.

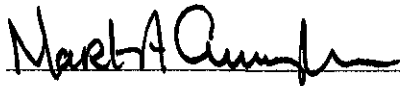
8. The scale, proportions, massing and detailing of the proposed buildings are in proportion to those existing in the neighborhood.

The scale, proportions and massing of the proposed structure would be out of context with the surrounding area. More architectural detailing would help in breaking up the building.

Item 21, on the plan that accompanies this special exception request, states that Parcel 615 has an approved development plan dated 6-9-99, project No. XI-815. This statement is somewhat misleading. Petitioner submitted and was granted a Limited Exemption on that particular parcel. However, staff comments concerning that project stated: " 1. A note should be added to the plan and final plat that the approval of this subdivision does not constitute approval of any future improvements for the site, and 2. The Concept Plan approval process may be required for the future development of this site."

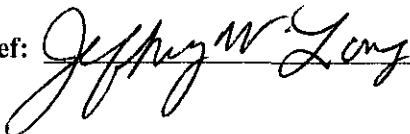
Item 23, on that same plan states: "There is no single family detached or two family residence or vacant lot meeting the RTA requirements of Section 1B01.B1 within 150 feet other than parcel 974." The number of dwellings impacted by a proposed development is irrelevant. Parcel 974 will clearly be severely impacted and the value of that property will likely be diminished with such an imposing structure rising in the rear. Petitioner should make every effort to purchase that property.

Prepared by:



Section Chief:

AFK:MAC:





**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 12.11.01

Mr. George Zahner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. [REDACTED] JRA

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

*for* Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL EXCEPTION  
PETITION FOR VARIANCE  
8904 & 8828 Cowenton Avenue, W/S Cowenton Ave,  
200' N of Interstate 95  
11th Election District, 5th Councilmanic

Legal Owner: Dewey Davis, Jr. and Irene Alban  
Contract Purchaser: Hellenic Sr. Housing Corp. of  
Baltimore  
Petitioner(s)

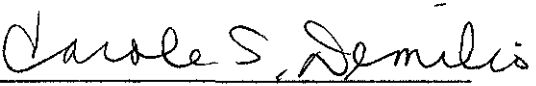
9/11/14  
\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 02-194-XA

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**

  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

20th  
I HEREBY CERTIFY that on this 19<sup>th</sup> day of December, 2001 a copy of the foregoing Entry of Appearance was mailed to Thomas P. Dore, Esq., Covahey & Boozer, 606 Baltimore Avenue, Suite 302, Towson, MD 21204, attorney for Petitioner(s).

  
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

WM LIBERCI  
DENNIS ECKARD  
Charles MUTH <sup>RETURN</sup> publishing  
Gail EVANS  
Bruce Congland  
Helen A Bruce  
Janet Poletynski  
DEWEY DAVIS  
Donna McCann  
MARIE PERKINS  
DONALD DAVIS  
Kathy Keeney (DAVIS)

19 SHAWN CT. 21236  
39 BANGS AVE 21128  
409 Washington Ave. 21204  
8900 COVENTON AVE 21128  
8832 Coventon Ave 21128  
9024 Coventon Ave 21128  
5024 Hornago Ave 21128  
8900 COVENTON AVE 21128  
3016 Cedarcrest Ave 21219  
945 ELTON AVE 21224  
8900 COVENTON AVE. 21128  
6609 BLACKHEAD RD 21220





IMPROVEMENT ASSOCIATION, INC.

P.O. Box 63 Perry Hall, Maryland 21128

<http://www.bcpl.net/~phla>

[phla@mail.bcpl.net](mailto:phla@mail.bcpl.net)

**RESOLVED:** That the position of the Perry Hall Improvement Association as adopted by the Zoning, Development, and Permits Committee and the Board of Directors on the zoning matter known as Case Number 02-194-XA (the Worthington Assisted Living Center)

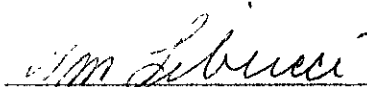
is that


the Perry Hall Improvement Association oppose the petitioner's requests at the Zoning Commissioner's hearing on January 14, 2002.

As witness our hands and seal this 13<sup>th</sup> day of January, 2002.

ATTEST:

Perry Hall Improvement Association

  
William Libercci, Secretary

  
David Marks, President

*Prod 1A*

**AFFIDAVIT**

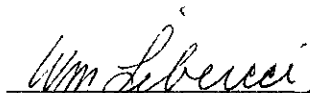
STATE OF MARYLAND  
BALTIMORE COUNTY, SS:


To WIT:

I hereby swear under penalty of perjury that I am currently a duly elected member of the Zoning, Development, and Permits Committee of the Perry Hall Improvement Association.

ATTEST:

Perry Hall Improvement Association

  
\_\_\_\_\_  
William Libercci, Secretary

  
\_\_\_\_\_  
David Marks, President

Date: 11/13/02



1-13-02

George & Helen Winters

WE ARE SELF EMPLOYED AND  
CANNOT ATTEND THE MEETING,  
BUT WE DONOT WANT ANY  
DEVELOPMENT IN THIS AREA.  
8926 COWENTON AVE.

George Winters

Prod No  
~~2~~ 2





IMPROVEMENT ASSOCIATION, INC.

P.O. Box 63 Perry Hall, Maryland 21128

<http://www.bcpl.net/~phla>

[phla@mail.bcpl.net](mailto:phla@mail.bcpl.net)

**RESOLVED:** That at the Board of Directors meeting of the Perry Hall Improvement Association held on Sunday, January 13, 2002, it was decided by the Association that responsibility for review and action on all zoning matters for the period 2002-2003 be placed in the Zoning, Development, and Permits Committee consisting of the following members, each of whom is hereby authorized to testify on behalf of the Association before the County Board of Appeals or other duly constituted zoning agency, body, or commission:

Chairman Dennis Eckard;  
Debra Beaty  
William Libercci  
Beverly Long  
Edward Watts


David Marks, president of the Perry Hall Improvement Association (ex officio committee member)

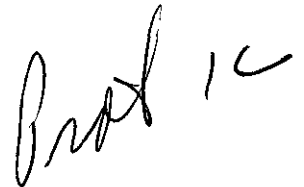
As witness our hands and seal this 13th day of January, 2002.

ATTEST:

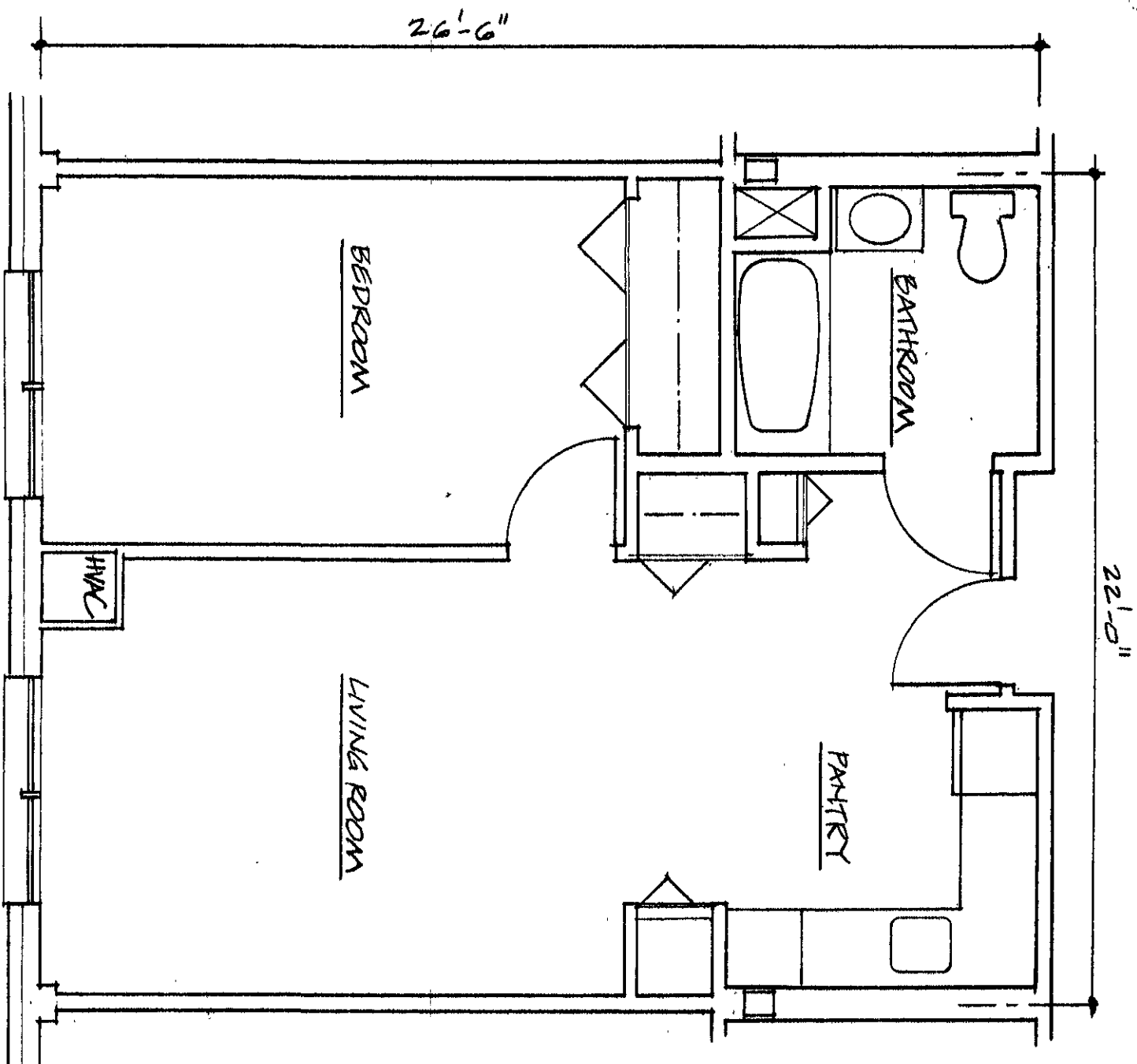
Perry Hall Improvement Association

  
\_\_\_\_\_  
William Libercci, Secretary

  
\_\_\_\_\_  
David Marks, President



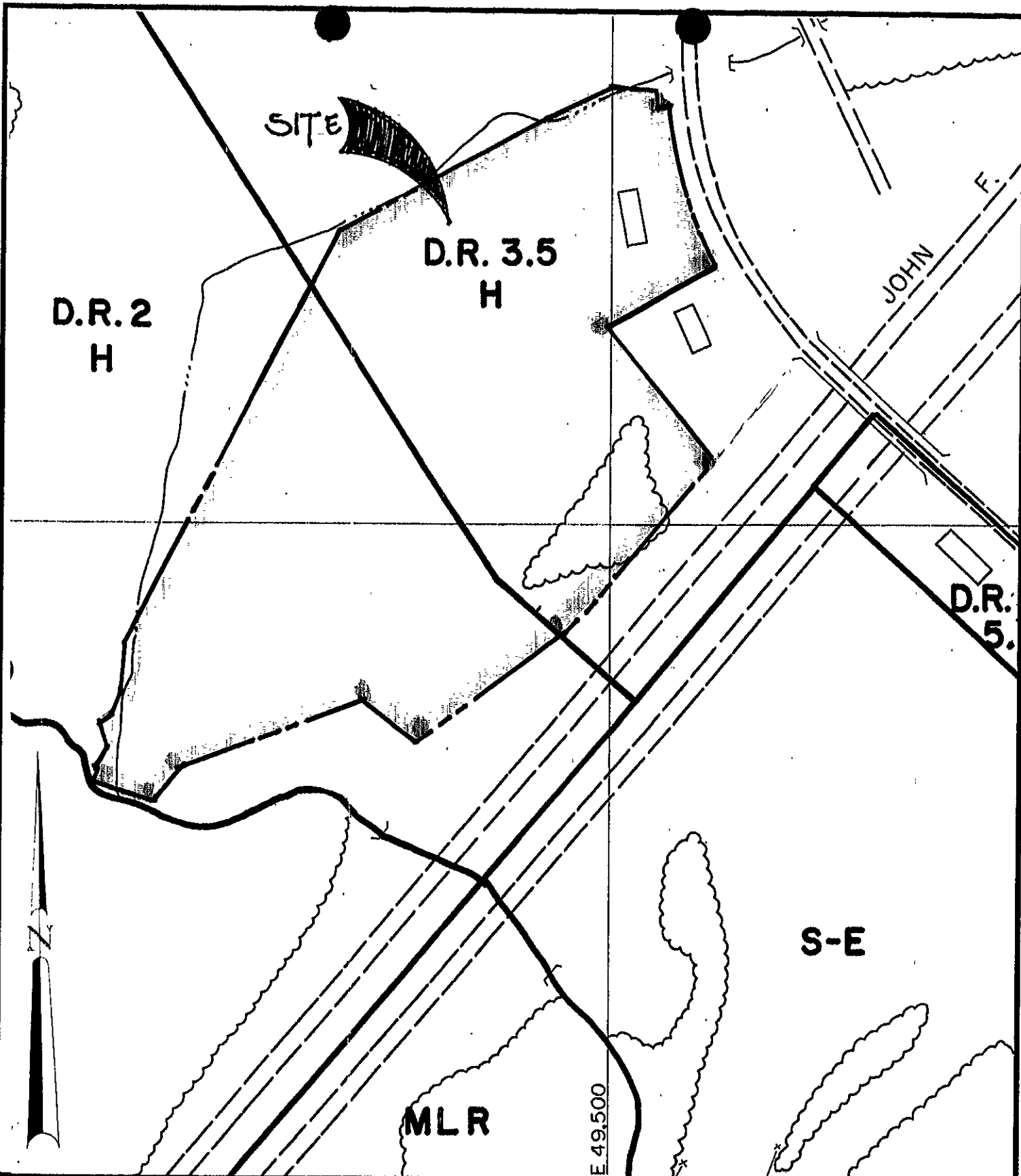
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4



ONE-BEDROOM UNIT  
560 SF

WORTHINGTON RETIREMENT COMMUNITY

PERRY HALL, MARYLAND  
MORRIS ARCHITECTS, LLC



SCALE 1" = 200'	DATE 1/29/01
DR. BY CM	CH. BY KLS
PLAT NO. NE 91	JOB NO. 2011124



**FREDERICK WARD  
ASSOCIATES, INC.**

ENGINEERS  
ARCHITECTS  
SURVEYORS

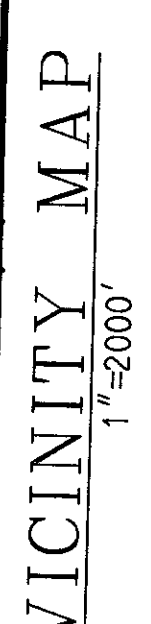
P.O. Box 727, 5 South Main Street Bel Air, Maryland 21014-0727  
Phone: 410-879-2090 or 410-838-7900 Fax: 410-893-1243  
Columbia, Maryland Warrenton, Virginia

**NE-9I**  
ZONING MAP  
WORTHINGTON RETIREMENT  
COMMUNITY

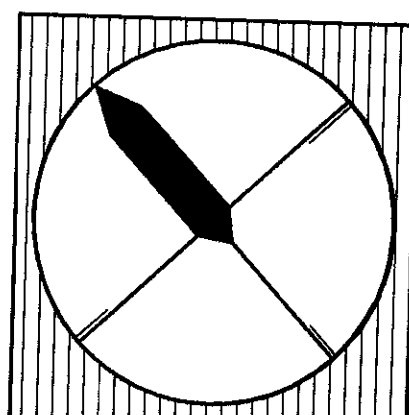
02-194-XA







12/17/2019



JANUARY 2002

fax 410-893-1243

410-879-2090

bel air, maryland

5 south main street

engineers • architects • surveyors

engineers .

architects •

surveys

5 south main street

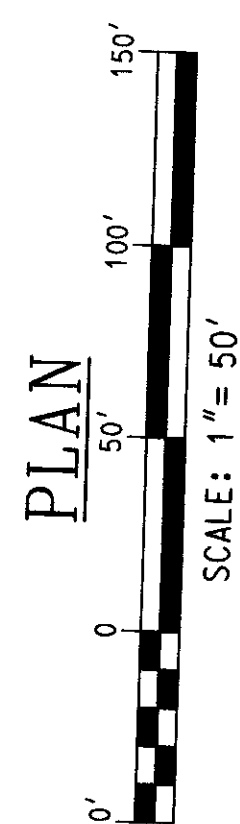
bel air, maryland

410-879-2090

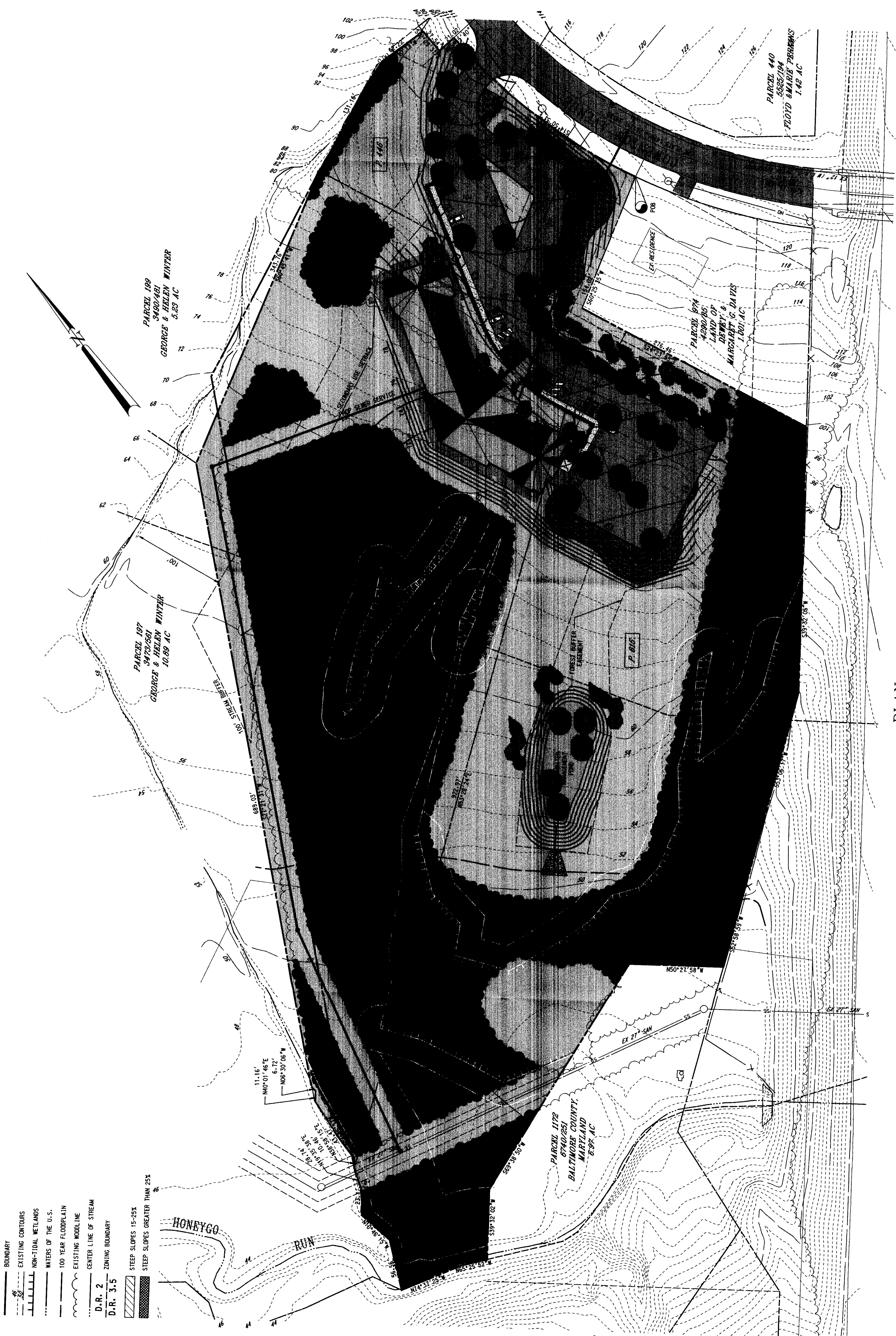
fax 410-893-1243

JANUARY 2002

WORTHINGTON RETIREMENT COMMUNITY  
frederick ward associates, inc



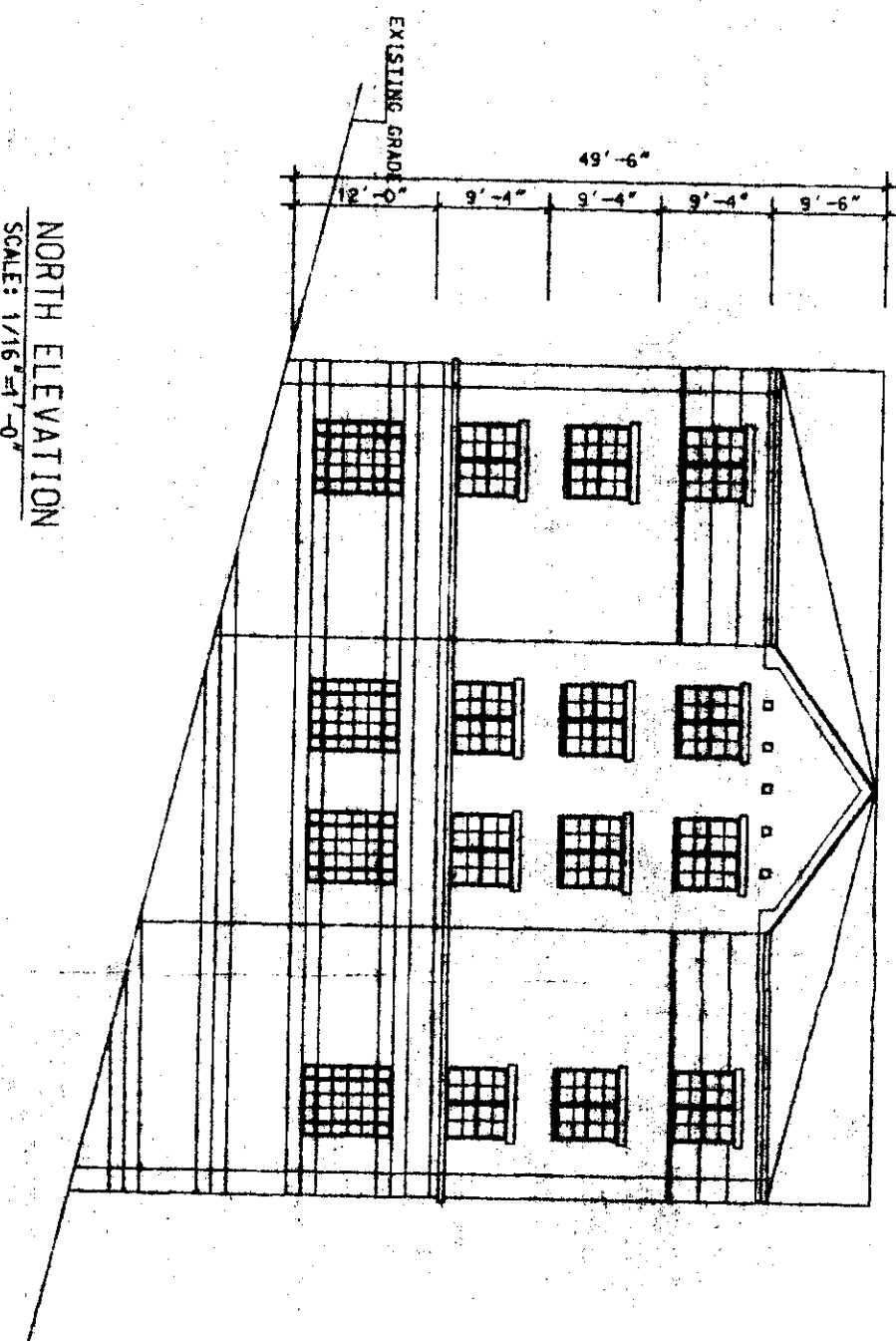
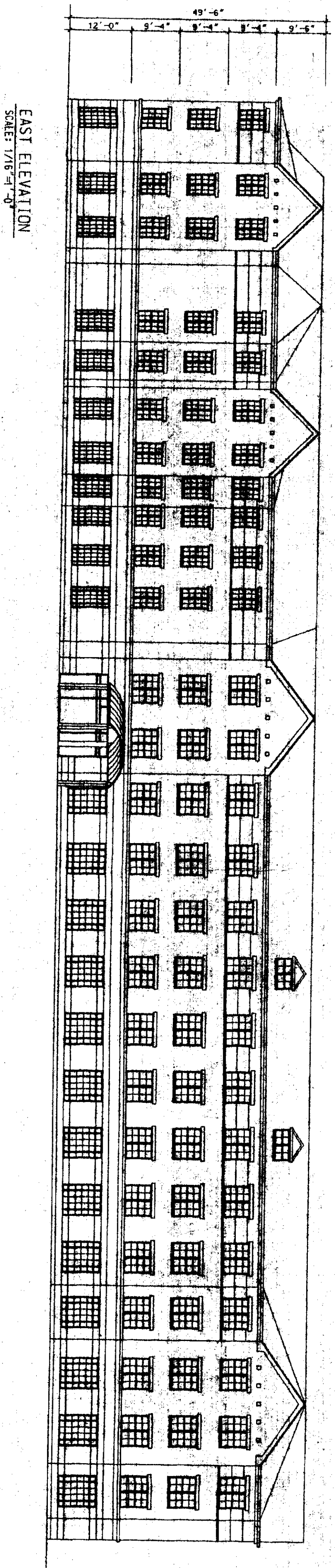
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SHEET NUMBER:

A-1

WORTHINGTON RETIREMENT COMMUNITY

PERRY HALL, MD

MORRIS ARCHITECTS

8085 CONNECTICUT AVENUE, P. O. BOX 1000, PERRY HALL, MD 20681

TEL: (301) 957-6200

FAX: (301) 957-6201











REVISION:

DATE: 10/1/87

ELEVATIONS



LEDGEND

- 
 BOUNDARY  

 EXISTING CONTOURS  

 NON-TIDAL WETLANDS  

 WATERS OF THE U.S.  

 100 YEAR FLOODPLAIN  

 EXISTING MODEL LINE  

 CENTER LINE OF STREAM  

 D.R. 2  

 D.R. 3.5  

 ZONING BOUNDARY

## TAX &amp; DEED INFORMATION

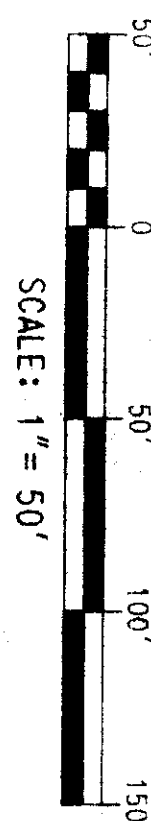
TAX MAP	PARCEL	TAX ACCOUNT No.	DEED REFERENCE	ACREAGE	EX USE
72	615	11-02051441	3756/407	5.38 AC±	UNDEVELOPED
72	23	11-02051440	3477/564	5.48 AC±	UNDEVELOPED
72	446	17-00003476	7594/196	1.04 AC±	RESIDENCE

## RELIEF REQUESTED

PETITION FOR SPECIAL EXCEPTION:  
 TO PERMIT AN ASSISTED LIVING  
 FACILITY TO BE CONSTRUCTED IN THE  
 DR 3.5 ZONE SUBJECT TO SECTION 432

TO PERMIT A PARKING LOT WITHIN  
THE 75 FOOT RTA SETBACK AS DEFINED  
IN SECTION 1801.B1.e(5).

## PLAN



# INTERSTATE 95

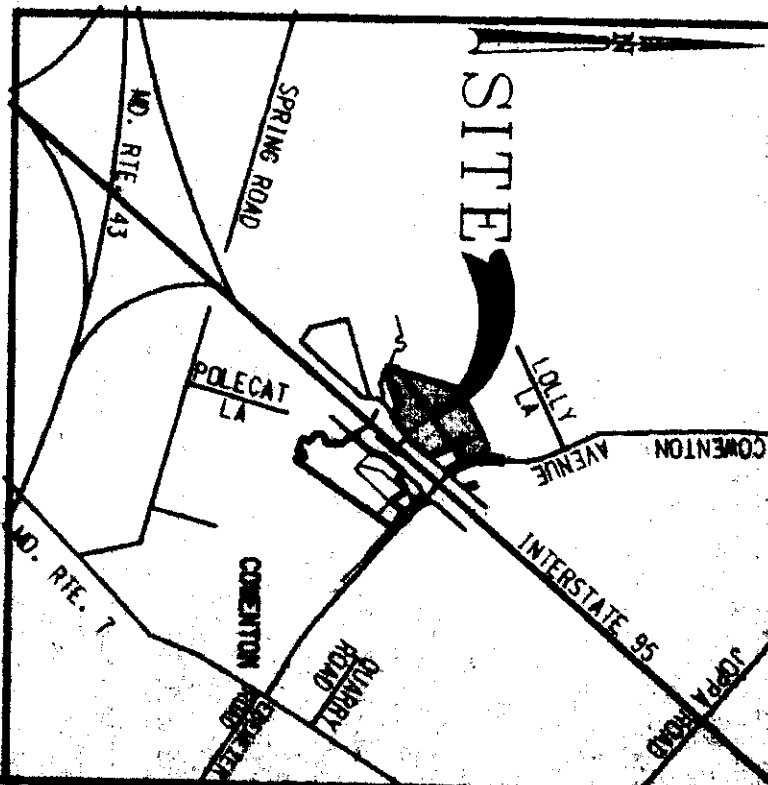
SAC PLAINS 14104, 14105, 26180, 26181 & 26963

## DEVELOPMENT SUMMARY

ADDRESS: 8904 & 8828 COMENTON AVENUE  
PERRY HALL, MARYLAND 21128-9618

1. ELECTION DISTRICT.....11TH
2. COUNCILMANIC DISTRICT.....5TH
3. CENSUS TRACT.....4113.02
4. WATERSHED.....6 (WHITE MARIAS)
5. SUBWATERSHED.....119
6. PROPERTY ZONED.....OR 3.5H (6.87 AC) & OR2H (6.03 AC)
7. TAX MAP.....46, 58 & 615 GRID.....25
8. TOTAL PACED ACRES.....17.90 AC
9. TOTAL SPECIAL ACRES.....12.90 AC
10. AREA OF SPECIAL EXCEPTION.....12.90 AC
11. ONLY THE AREA OF OR 3.5 ZONING IS BEING USED TO SUPPORT EXISTING CALCULATIONS.
12. DESIGN USE: UNDEVELOPED AND RESIDENTIAL
13. PROPOSED USE: ASSISTED LIVING
14. 96 BEDS @ 200 SQ. FT. = 24 DWELLING UNITS
15. 50 FEET (100 BEDS) = 24 DWELLING UNITS
16. FRONT YARD: 50 FEET
17. SIDE YARD: 20 FEET
18. REAR YARD: 30 FEET
19. MAXIMUM HEIGHT: 50 FEET

# VICINITY MAP



## NOTES

7. RESIDENTIAL TRANSITION AREA: EXTENDING FROM PARCEL 914  
100 FEET EXTENDING FROM ADJACENT PROPERTY  
15 FOOT SETBACK  
16 FOOT BUFFER  
16 FOOT MAXIMUM LIGHT FIXTURE HEIGHT
8. ACCESS POINTS  
ONE 30' WIDE ENTRANCE FROM CONVENTION AVENUE
9. EXISTING IMPERVIOUS AREA= 4,190 SF (0.45%)  
PROPOSED IMPERVIOUS AREA= 50,468 SF (19.10%)
10. ARCHITECTURE:  
THE TOTAL PROPOSED BUILDING LENGTH IS 170 FEET.  
THIS IS SUBJECT TO THE RECOMMENDATION BY THE  
DIRECTOR OF THE OFFICE OF PLANNING AND ZONING AND  
PERMITTING AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT  
SECTION 15-26B(1) (C) AND THE CITY ENGINEER'S REVIEW OF THE  
COMPREHENSIVE MANUAL OF DEVELOPMENT REGULATIONS,  
PROPOSED BUILDING HEIGHT IS 49-50 FEET, AFTER TO  
ELEVATION.
11. THE SITE CONTAINS 3.61 ACRES WITHIN THE 100 YEAR FLOOD  
PLAIN BASED ON THE FEMA FLOOD INSURANCE RATE MAP  
240010 025900 WHICH 2, 1981
12. THERE ARE NON-VITAL METHODS AND MATERIALS OF THE U.S.,  
LOCATED WITHIN THE BOUNDARY. A JURISDICTIONAL  
DETERMINATION HAS BEEN MADE BY THE ARMY CORPS OF ENGINEERS  
AS PERFORMED ON 11/9/01...
13. THE SITE IS NOT A DESIGNATED AREA OF CRITICAL STATE  
CONCERN NOR IS THE SITE WITHIN THE CHESSAKE RIVER  
CRITICAL AREA.
14. THE PROPERTY IS NOT LOCATED WITHIN A NATIONAL REGISTER  
OR BALTIMORE HISTORICAL DISTRICT NOR ARE ANY OF THE  
EXISTING STRUCTURES LISTED AS FEDERAL, STATE OR BALTIMORE  
COUNTY HISTORICAL LANDMARKS. NO STRUCTURES ARE LISTED ON  
THE NANTAMUND INVENTORY OF HISTORICAL PROPERTIES.
15. HOURS OF OPERATION WILL BE 24 HOURS A DAY, 7 DAYS A WEEK
16. SIGNAGE WILL BE IN COMPLIANCE WITH SECTION 229.9101 OF  
THE BALTIMORE COUNTY ZONING ORDINANCE.
17. COMPATIBILITY:  
CONFORMANCE IS DESIRED IN ACCORDANCE WITH SECTION  
26-92 OF THE BALTIMORE COUNTY CODE WITH REGARD TO  
COMPATIBILITY ISSUES.
18. PROPERTY IS WITHIN THE HOMEVED OVERLAY DISTRICT.
19. THE FACILITY SHALL ADHERE TO RECORD KEEPING REQUIREMENTS  
OF COMPTON 11-111.11-11.07 AND MAINTAIN A COMPLETE FILE  
FOR EACH EMPLOYEE.
20. CONVENTION AVENUE IS CLASSIFIED AS AN ARTERIAL ROAD  
BY BALTIMORE COUNTY
21. ZONING HISTORY:  
PARCEL 815 HAS AN APPROVED DEVELOPMENT PLAN DATED 6-9-91  
PROJECT NO. X1-815 AND HAS BEEN RECORDED AS TRACT A  
PLAN 13240 WITH CONSERVATION EASEMENTS. THE FOREST  
STAND DELINEATION HAS BEEN REVISED AND SUBMITTED TO  
DEFRA FOR REVIEW.
22. A PARCELS CONVEYANCE PLAN WILL BE PREPARED TO COMBINE  
PARCELS 815, 180, AND 446.
23. THERE IS NO SINGLE FAMILY DETACHED OR TWO FAMILY  
RESIDENCE OR VACANT LOT MEETING THE R1A REQUIREMENTS OF  
SECTION 160.81 WITHIN 150 FEET OTHER THAN PARCELS 914,

## DEVELOPER

[illegible]

HELLENIC SENIOR HOUSING CORPORATION  
OF BALTIMORE  
4100 NORTH CHARLES STREET SUITE 918  
BALTIMORE, MARYLAND 21218  
CONTACT: MR. GEORGE POZOULAKIS

OWNER

GLADYS M. COOK  
8828 COWENTON AVE  
PERRY HALL, MD 21128

DEWEY O. DAVIS  
8904 COWENTON AVE.  
PERRY HALL, MD 21128



**FREDERICK WARD ASSOCIATES, INC.**  
P.O. Box 721, 5 South Main Street, Bel Air, Maryland 21014-0727  
Phone: 410-678-2080 or 410-638-7800 Fax: 410-683-1243  
Columbia, Maryland  
Warrenton, Virginia

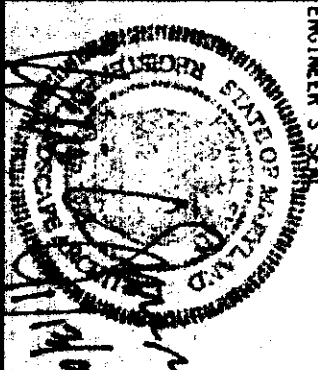
Wharton, Virginia

SEVENTH ELECTION DISTRICT

WORTHINGTON RETIREMENT  
COMMUNITY

BALTIMORE COUNTY, MARYLAND

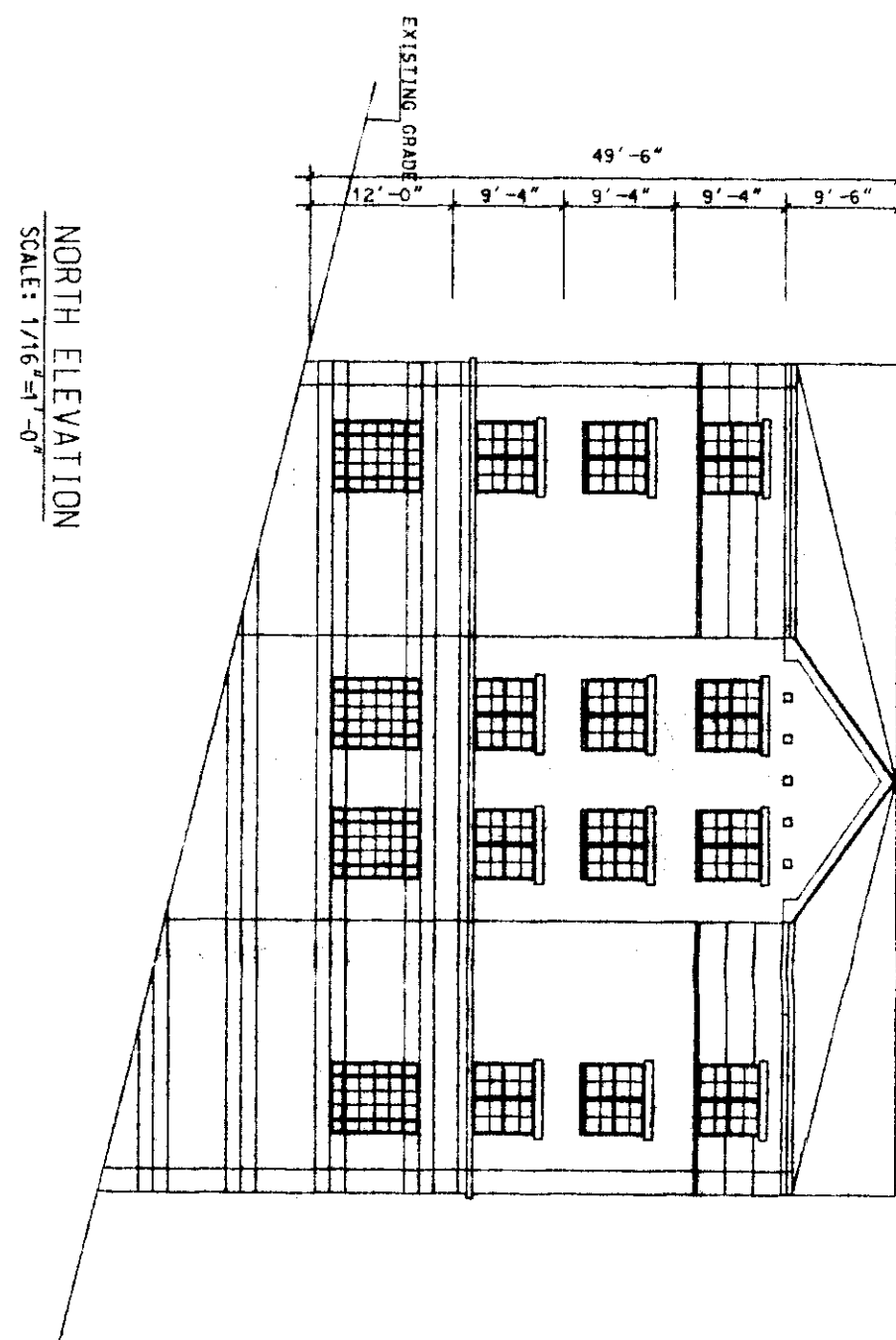
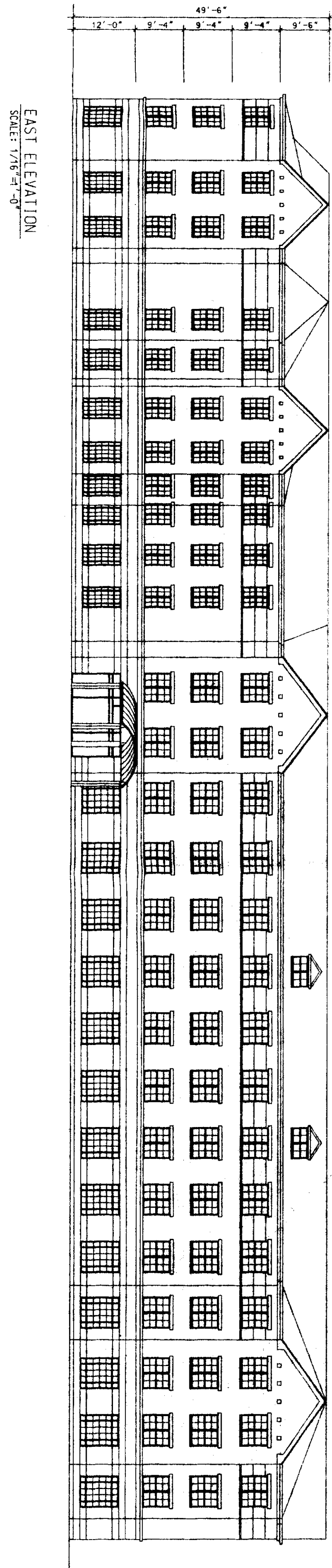
BALTIMORE COUNTY, MARY



DATE	11/13/01
SCALE	1" = 50'
DESIGNED BY	KLS
DRAWN BY	CM

SHEET 1 OF 1  
 FINAL JOB NUMBER: 2011124.00





SHEET NUMBER:

A-1

WORTHINGTON RETIREMENT COMMUNITY  
PERRY HALL, MD  
MORRIS ARCHITECTS  
8555 CONNECTICUT AVENUE / CHEVY CHASE, MD 20815

TEL: (301)657-6200

REVISION:

FAX: (301)657-6201

PROJECT NUMBER:  
0122

ELEVATIONS

DATE:

10.7.22.2001